



Borough of Doylestown Building and Zoning Department
57 West Court Street, Doylestown, PA 18901
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FACT SHEET #13 - SIGN SIZING WORKSHEET

BACKGROUND

Doylestown Borough has several ordinances that impact sign placement and design. This guide is designed to help you navigate the process. You will need to view a copy of the Doylestown Borough Code of Ordinances. It is available on line or in our offices. We recommend you check zoning information before planning on a specific sign.

A. LOCATION INFORMATION

1. Check Zoning District for the location you want to place the sign.

Look up the address on the zoning map.
Write down the location's zoning: _____

2. Check if you are in HARB for the location you want to place the sign.

YES or NO (If yes be sure to consult design guidelines.)

Note that signs in the Historic District may not be directly illuminated type.

If you are seeking a sign that moves, flashes, hangs from an awning, or sits on a roof there are special requirements and you need to examine the Borough Code of Ordinance and contact a Zoning Officer.

B. SIGNS IN RC, RC1, and CC Commercial Districts

ON PREMISIS - PARALLEL AND PROJECTING

To determine how big your sign can be:

1. Measure the front wall of building (or your part of the building) that you want to put the sign on. The front wall of the building (or part of the building) is _____ feet long and _____ feet high.
2. Determine total square footage of signage allowed for that building. You are allowed 1 square foot of sign for each 1 foot of frontage length. With some adjustments.

Total building signage raw estimate: _____ (1sf for each 1 foot)

If you are on a floor above the first floor divide that raw estimate number in half:
_____.

If you are in a building space that fronts more than one street, multiply that number by 1.5 _____

Total square footage of sign for your building (or part of building) _____

3. Total area of all signs must be less than 10 percent of the area of the wall to which they are attached. That means that if your wall area (height x length) is 90 square feet that your signage must be less than 9 square feet.

Your wall area _____ x .10 = _____.

Your sign cannot be more square feet than this number.

4. If there are other signs already in place you must subtract that from the total to get the available amount of square footage for you to use for your sign .
5. In no case can there be more than 100 square foot of signage per frontage.

ON PREMISIS FREE STANDING

Check that there are not any other free standing signs there now. Only one is permitted on each property.

To determine how big your sign can be:

1. Measure the length of the property at the street front to get the lot frontage.
The lot has _____ feet of street frontage.
2. Determine total square footage of signage allowed for that lot and the height limit.

In RC you are allowed 1 square foot of sign for each 2 feet of frontage length up to a maximum of 20 sf. and 14 feet high. _____

In CC you are allowed 1 square foot of sign for each 2 feet of frontage length up to a maximum of 16 sf. and 8 feet high. _____

3. Determine if you have enough space in the yard.

Look up the required front, back, or side yard set back (select the yard for which you want to post the sign) in your zoning district: _____ .

Divide that in half to determine how far back from the property line the sign must be placed. _____.

In no case can there be more than 100 sf of signage per frontage.

C. SIGNS IN FC, CI, FI, CR-H

ON PREMISIS - PARALLEL

To determine how big your sign can be:

1. Measure the front wall of building or your part of the building you want to put the sign on.

The front wall of the building or part of the building is _____ feet long and _____ feet high.

2. Determine total square footage of signage allowed for that building. You are allowed 1.5 square foot of sign for each foot of frontage length. With some adjustments.

Total building signage raw estimate _____ (frontage x 1.5)

If you are on a floor above the first divide that number in half. _____.

If you are in a building space that fronts more than one street, multiply that number by 1.5 _____

Total area of sign must be 50 square foot or less

In no case can there be more than 100 square foot of signage per frontage.

Total square foot of signage for your site: _____

ON PREMISIS FREE STANDING

Check that there are not any other free standing signs there now. Only one is permitted on each property.

To determine how big your sign can be:

1. Measure the length of the property at the street front to get the lot frontage. The lot has _____ feet of street frontage.
2. Determine total square footage of signage allowed for that lot and the height limit. You are allowed 1 square foot of sign for each 2 feet of frontage length up to a maximum of 60 sf. and 14 feet high.
3. Determine if you have enough space in the yard.

Look up the required front, back, or side yard set back (select the yard for which you want to post the sign) in your zoning district: _____ .

Divide that in half to determine how far back from the property line the sign must be placed. _____.

4. In no case can there be more than 100 sf of signage per frontage.
- 5.

C. SIGNS IN CR, O R1, R2, R2-A, R3, TND-1, TND-2 DISTRICTS

Because these are residential districts the signage permitted is very limited. Some permitted signs include:

- 1.5 square foot of signage to indicate the name of persons and their occupation.
- Up to 16 sf of signage for a non residential building.
- Up to 12 sf of signage for a lawfully maintained non-conforming use.
- Specific for sale or rent signs.
- Specific signs for while work is being done.

Free standing signs shall not be more than 6 feet high and signs mounted on buildings shall not be mounted any higher than the ceiling of the ground floor or 12 feet above the nearest curb.

Please consult the Borough Zoning Ordinances for more information about signs in these districts.

D. MOVEABLE SIDEWALK SIGNS (A FRAME SIGNS)

Locations:

A-frames or other moveable signs are not permitted in the CR, O R1, R2, R2-A, R3, TND-1, TND-2 Districts.

A-frames or other moveable signs are permitted in RC, RC1, CC and FC Districts with proper licensing.

Licensing requirements:

All moveable signs must go before the HARB for a Certificate of Appropriateness before a license will be issued.

To qualify for licensing, signs must be:

- Self supporting
- Double faced
- Interior angle 45 degrees or less
- 6 sf per face or less
- Between 3 feet and 5 feet high
- No wider than 2 feet
- Able to be positioned in a way that leaves 4 feet of unobstructed space on the sidewalk between the sign and your building.
- Able to be positioned so as not to cause a hazard.
- Deemed appropriate by HARB.

Note that there are a maximum of 10 moveable sign licenses available in each zoning district each year.